



19 Dukes Way

Coney Hall, West Wickham, BR4 9AU

£825,000 Freehold EPC: E

 **Maguire Baylis**



An impressive semi detached home offering stunning four bedroom family accommodation and a wonderful south facing garden.

The property is located within a delightful cul-de-sac setting just a few minutes walk to a great range of local shops at Coney Hall, and close by to several well regarded local schools including Wickham Common, Hawes Down, Hayes Primary and Secondary Schools.

Internally, the bright and spacious accommodation comprises a superb 35' full width open plan kitchen/family room with doors to the rear, a large front reception room, downstairs WC. Upstairs, there are four bedrooms - the master with spacious en-suite bathroom and walk-in dressing room - plus a family shower room.

Outside, the rear garden provides much seclusion and a lovely sunny aspect. There are two large paved patio/entertaining areas, a manageable area of central lawn along with attractive shrub borders. To the front, a block paved driveway provides parking for two cars and the large integral garage features an electric roller shutter door.

Dukes Way is conveniently located between Hayes and West Wickham, and close to transport links. Bromley High Street, with The Glades Shopping centre, is also within easy reach.

Offered for sale on a chain free basis.

- STUNNING SEMI DETACHED HOME
- EXTENDED FOUR BEDROOM ACCOMMODATION
- MASTER SUITE WITH DRESSING ROOM/EN SUITE
- FANTASTIC 35' KITCHEN/FAMILY ROOM
- TWO FURTHER RECEPTION ROOMS
- USEFUL DOWNSTAIRS WC
- LARGE INTEGRAL GARAGE
- SOUGHT AFTER CUL DE SAC LOCATION - CLOSE TO LOCAL SHOPS
- WELL REGARDED SCHOOLS NEARBY INCLUDING HAYES
- CHAIN FREE SALE





Dukes Way, BR4

GROSS INTERNAL AREA
185.39 sqm / 1995.52 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
185.39 sqm / 1995.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
170.08 sqm / 1830.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 164.38 sqm / 1764.65 sqft
IPMS 3C RESIDENTIAL: 172.42 sqm / 1855.91 sqft
SPEC ID: 5ef1d90367a8900a107329e4

COVERED PORCH

Outside light.

ENTRANCE HALLWAY

Part glazed front door; wood flooring; radiator; two built-in understairs storage cupboards.

LOUNGE

17' (into bay) x 11'6" (5.18m (into bay) x 3.51m)

Double glazed bay window to front; radiator; fireplace.

KITCHEN/FAMILY ROOM

35'4" x 11'4" (average measurement) (10.77m x 3.45m (average measurement))

An impressive room spanning the full width of the property; with two sets of double glazed French doors to rear; double glazed windows to rear; fitted with a comprehensive range of Shaker style wall and base units with solid granite worktops and breakfast bar; integrated dishwasher, fridge and freezer; gas hob; electric oven; integrated microwave/oven and warmer drawer; wood flooring; door to garage; open plan to:

RECEPTION ROOM 2

12'6" x 10'5" (3.81m x 3.18m)

Radiator; door to hallway.

DOWNSTAIRS WC

Pedestal wash basin; WC; part tiled walls; vinyl flooring; extractor fan.

FIRST FLOOR LANDING

Access to loft space (loft with retractable ladder, fully boarded and with light).

BEDROOM 1

19' x 12' (average measurement) (5.79m x 3.66m (average measurement))

Double glazed window to front; radiator; door to en suite and open to:

DRESSING ROOM

6'6" x 4'9" (1.98m x 1.45m)

Fitted shelving and hanging rails.

EN SUITE BATHROOM

Double glazed window to rear; suite comprising panelled bath; pedestal wash basin; WC; fitted corner shower cubicle; part tiled walls; vinyl flooring; heated towel rail; extractor fan.

BEDROOM 2

17' (into bay) x 10'7" (5.18m (into bay) x 3.23m)

Double glazed bay window to front; radiator.

BEDROOM 3

12'7" x 10'7" (3.84m x 3.23m)

Double glazed window to rear; radiator.

BEDROOM 4

9' x 6'9" (2.74m x 2.06m)

Double glazed window to front; radiator.

SHOWER ROOM

Double glazed window to rear; suite comprising pedestal wash basin; WC; fitted corner shower cubicle; part tiled walls; vinyl flooring; heated towel rail; extractor fan.

GARDEN

approx 60' x 44' (approx 18.29m x 13.41m)

A delightful and well kept rear garden providing low maintenance and a super sunny aspect. Mainly laid to lawn with large paved patio areas and pathways. Two useful garden sheds with light/power; access via gate to side.

GARAGE

21' x 10' (average measurement) (6.40m x 3.05m (average measurement))

Electric roller shutter door; washing machine; water softener; hot water cylinder; light and power.

DRIVEWAY

Off street parking to front for two vehicles.

COUNCIL TAX

London Borough of Bromley - Band E



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.